

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 100942

ERecordings-RP

HOA MANAGEMENT CERTIFICATE

Recorded On: July 11, 2022 09:04 AM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$38.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 100942  
Receipt Number: 20220711000153  
Recorded Date/Time: July 11, 2022 09:04 AM  
User: William D  
Station: Station 8

**Record and Return To:**

Corporation Service Company



STATE OF TEXAS  
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

**AFTER RECORDING, RETURN TO:**

Judd A. Austin, Jr.  
Henry Oddo Austin & Fletcher, P.C.  
1700 Pacific Avenue  
Suite 2700  
Dallas, Texas 75201

STATE OF TEXAS       §  
                                  §  
COUNTY OF DENTON   §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
WOODRIDGE ESTATES HOMEOWNERS ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("Certificate") is made on behalf of WOODRIDGE ESTATES HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation ("Association").

**WITNESSETH:**

**WHEREAS**, Highwood Development, Ltd., a Texas limited partnership, as Declarant, previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Woodridge Estates, Phase One, recorded under Instrument No. 2005-56676 in the Official Public Records of Denton County, Texas ("Declaration"), including any amendments thereof or supplements thereto, all are incorporated herein.

**WHEREAS**, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

**NOW, THEREFORE**, the undersigned hereby certifies as follows on behalf of the Association:

1.     **Name of the Subdivision.** The name of the subdivision which is the subject of the Declaration is Woodridge Estates, Phases 1, 2, 3, 4, 5, and 6.
2.     **Name and Mailing Address of the Association.** The name of the Association is Woodridge Estates Homeowners Association, and its mailing address is c/o Secure Association Management ("Secure"), P.O. Box 51555, Denton, Texas 76206.
3.     **Recording Data for the Subdivision.** The recording data for the subdivision is recorded in Cabinet W, Slide 117 (Phase 1), Instrument No. 2013-25 (Phase 2), Instrument No. 2015-337 (Phase 3), Instrument No. 2015-336 (Phase 4), Instrument No. 2015-271 (Phase 5),

Instrument No. 2017-271 (Phase 6), as amended or revised and including any replats thereof, in the Map/Plat Records or Official Public Records of Denton County, Texas.

4. **Recording Data for the Declaration.** The recording data for the Declaration is recorded under Instrument No. 2005-56676, the Amendment to the Declaration is recorded under Instrument No. 2008-30846, the Second Amendment to the Declaration, along with any additional amendments thereof or supplements thereto, recorded in the Official Public Records of Denton County, Texas.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The current name and mailing address for the Association's managing agent is c/o Secure, P.O. Box 51555, Denton, Texas 76206, telephone (940) 497-7328, and email [info@secure-mgmt.com](mailto:info@secure-mgmt.com).

6. **Website.** The Association's website may be found at [www.WoodridgeEstatesHOA.com](http://www.WoodridgeEstatesHOA.com).

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) up to \$375.00 as resale certificate fee; (ii) up to \$75.00 as update fee - resale certificate and (iii) up to \$375.00 as transfer fee.

8. **Resale Certificates.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o Secure via <http://www.secure-mgmt.com/> or e-mail at [resale@secure-mgmt.com](mailto:resale@secure-mgmt.com). The telephone phone number for Secure is (940) 497-7328. Alternatively, you may contact the office for Secure at P.O. Box 51555, Denton, Texas 76206 or by email at [info@secure-mgmt.com](mailto:info@secure-mgmt.com).

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

**ASSOCIATION:**

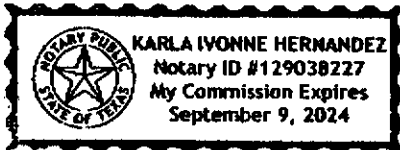
**WOODRIDGE ESTATES  
HOMEOWNERS ASSOCIATION, INC.,  
a Texas non-profit corporation**

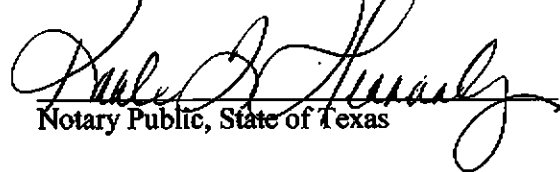
By: Secure Association Management  
Its: Managing Agent

By:   
John MacKenzie, Community Manager

STATE OF TEXAS       §  
                                  §  
COUNTY OF DENTON   §

This instrument was acknowledged before me on the 8th day of July, 2022,  
by John MacKenzie, Community Manager with Secure Association Management, the Managing  
Agent of Woodridge Estates Homeowners Association, Inc., a Texas non-profit corporation.



  
Notary Public, State of Texas